

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 15533 NORTH IH-35 SERVICE ROAD
3 NORTHBOUND FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2)
4 DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL
5 OVERLAY (CS-CO) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from single family residence standard lot (SF-2) district to general
11 commercial services-conditional overlay (CS-CO) combining district on the property
12 described in Zoning Case No. C14-2007-0060, on file at the Neighborhood Zoning and
13 Planning Department, as follows:
14

15 Lot 2, Block C, Three Point Acres, Sec. 1 Subdivision, a subdivision in the City of
16 Austin, Travis County, Texas, according to the map or plat of record in Plat Book
17 7, Page 173, of the Plat Records of the Official Public Records of Travis County,
18 Texas (the "Property"),
19

20 locally known as 15533 North IH-35 Service Road Northbound, in the City of Austin,
21 Travis County, Texas, and generally identified in the map attached as Exhibit "A".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

26 A. A site plan or building permit for the Property may not be approved, released,
27 or issued, if the completed development or uses of the Property, considered
28 cumulatively with all existing or previously authorized development and uses,
29 generate traffic that exceeds 2,000 trips per day.
30

31 B. The following uses are prohibited uses of the Property:
32

33 Adult oriented businesses
34 Pawn shop services
35
36
37

1 Except as specifically restricted under this ordinance, the Property may be developed and
2 used in accordance with the regulations established for the general commercial services
3 (CS) base district and other applicable requirements of the City Code.
4

5 **PART 3.** This ordinance takes effect on _____, 2007.
6

7
8 **PASSED AND APPROVED**
9

10 §
11 §
12 _____, 2007 § _____
13

14 Will Wynn
15 Mayor
16

17 **APPROVED:** _____ **ATTEST:** _____
18 David Allan Smith Shirley A. Gentry
19 City Attorney City Clerk



Subject Tract



Zoning Boundary



Pending Cases



1" = 200'

CASE MGR: S.SIRWATTIS

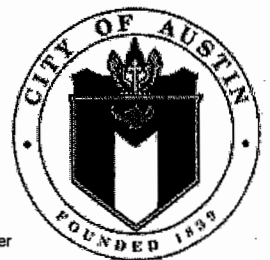
ZONING

CASE#: C14-2007-0060

ADDRESS: 15533 N IH 35 SVRD NB

SUBJECT AREA: 0.68

GRID: N38



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